

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR JANUARY 14, 2004
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. OATH OF OFFICE FOR NEW COMMISSIONERS:** Zeya Mohsin and Al Garcia
- III. ROLL CALL**
- IV. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- V. APPROVAL OF MINUTES:** December 10, 2003
- VI. ANNOUNCEMENTS**
- VII. APPROVAL OF THE AGENDA**
- VIII. ELECTION OF OFFICERS (VICE CHAIR)**
- IX. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

X. PUBLIC HEARING

- 1. USE PERMIT NO. UP2003-48 AND ENVIRONMENTAL ASSESSMENT NO. EA2003-12:** Request to operate a church in three vacant industrial buildings located in the Heavy Industrial zoning district at 995, 1201 and 1225 Montague Expressway (APN: 086-31-058 & 059). Applicant: ArcTec, Inc. Project Planner: Kim Duncan, (408) 586-3283. (PJ# 3168) *(Recommendation: Approval with Conditions)*
- 2. ADMINISTRATIVE ITEM NO. AD2003-16:** Proposed Cultural Resource Site designation of the 'O'Toole Elms located between South Main and South Abel Streets, north of the Main Fire Station (APN: 086-11-013 & 086-11-008). Project Planner: Kim Duncan, (408) 586-3283. *(Recommendation: Approval to City Council)*
- * 3. USE PERMIT NO. UP2003-49:** A request to locate a church in the Single Family Residential District at 297 Autrey Street (APN: 026-03-029). Applicant: Living Water Baptist Church. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2358) *(Recommendation: Approval with Conditions)*

- * 4. **USE PERMIT NO. UP2003-43:** Request to operate a restaurant and bakery without providing 9 required parking spaces located at 273 West Calaveras Boulevard (APN: 022-25-042). Applicant: Harry Kho. Project Planner: Kim Duncan, (408) 586-3283. (PJ# 2351) *(Recommendation: Approval with Conditions)*
- * 5. **USE PERMIT NO. UP2003-47:** Request to operate a cafe, Starbuck's, with 34 indoor and 13 outdoor seats without providing thirteen (13) required parking spaces at 1487 Landess Avenue (APN: 088-35-011). Applicant: Zeden Jones. Project Planner: Staci Pereira, (408) 586-3278. (PJ# 2357) *(Recommendation: Approval with Conditions)*
- * 6. **USE PERMIT NO. UP2003-50:** A request to locate a 72 seat take-out restaurant, including outdoor seating, in the Town Center District (TC) at 70 North Milpitas Boulevard (APN: 028-12-021). Applicant: Panda Restaurant Group. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2359) *(Recommendation: Approval with Conditions)*
- * 7. **USE PERMIT NO. UP2003-53:** A request to permit an existing legal non-conforming restaurant, Taqueria Las Vegas, with 28 seats (20 indoor and 8 outdoor) with sale of beer and wine at 1417 North Milpitas Boulevard (APN 22-02-009). Applicant: Francisco & Jesus Rodriguez. Project Planner: Staci Pereira, (408) 586-3278. (PJ # 2361) *(Recommendation: Approval with Conditions)*

XI. NEW BUSINESS

- * 8. **S-ZONE APPROVAL AMENDMENT (SA2003-165):** A request to remove 457 young, diseased trees, to be replaced with 368 new trees for a net loss of 89 trees on-site at 400-940 McCarthy Boulevard (APN: 022-29-034 & 035). Applicant: LCM. Project Planner: Troy Fujimoto, (408) 586-3287. *(Recommendation: Approval with Conditions)*

XII. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS January 28, 2003

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Debbie Giordano-regular member, Gurdev Sandhu-regular member and Deepka Lalwani-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. S-ZONE AMENDMENT APPROVAL (SA2003-168):** A request for a trellis over an existing outdoor patio area at 70 North Milpitas Boulevard (APN: 028-12-021). Applicant: C. Roger Su. Project Planner: Troy Fujimoto (408) 586-3287.
- b. S-ZONE AMENDMENT APPROVAL (SA2003-156):** A request to install a 36” wall sign for Starbuck’s located at 353 Jacklin Road (APN: 026-28-029). Applicant: C. JSJ Electrical. Project Planner: Cindy Hom (408) 586-3284.
- c. S-ZONE AMENDMENT APPROVAL (SA2003-170):** A request to construct a 525 sq. ft. room addition located in rear yard located at 578 Wool Drive (APN: 29-10-012). Applicant: Chieu Dang. Project Planner: Cindy Hom (408) 586-3284.
- d. S-ZONE AMENDMENT APPROVAL (SA2003-172):** A request to have (4) separate outdoor tent events occurring on 1/16/04, 4/16/04, 7/23/04, and 10/22/04. Events will be held in the parking lot located at 790 Sycamore Drive (APN: 29-10-012). Applicant: Stuart Rental Company. Project Planner: Cindy Hom (408) 586-3284.
- e. S-ZONE AMENDMENT APPROVAL (SA2004-3):** A request to install new individual channel letter signs located at 755 Yosemite Drive (APN: 86-38-009) Applicant: Fluoresco Lighting & Signs. Project Planner: Cindy Hom (408) 586-3284.